

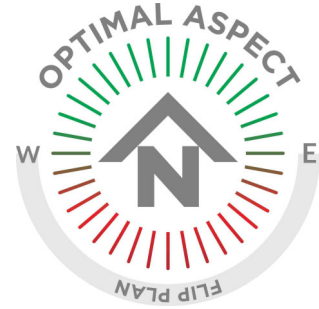


ARTISTS IMPRESSION - for illustrative purposes only
(Mandalay 338 Beach Facade)

NCC Compatible

PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

MANDALAY 280 Beach Streetscape	CONCEPT8/01/2024	TOTAL FLOOR AREA =277.4 m²	Min. Lot Width16 m - 18 m	ARTIST IMPRESSIONN.T.S.	G.J. Gardner. HOMES
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LIVING210.9 m² GARAGE38.0 m² ALFRESCO24.6 m² PORCH3.9 m²			
Element Series					



NCC Compatible

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MANDALAY 280

Beach Streetscape

Element Series

CONCEPT 8/01/2024

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TOTAL FLOOR AREA = 277.4 m²

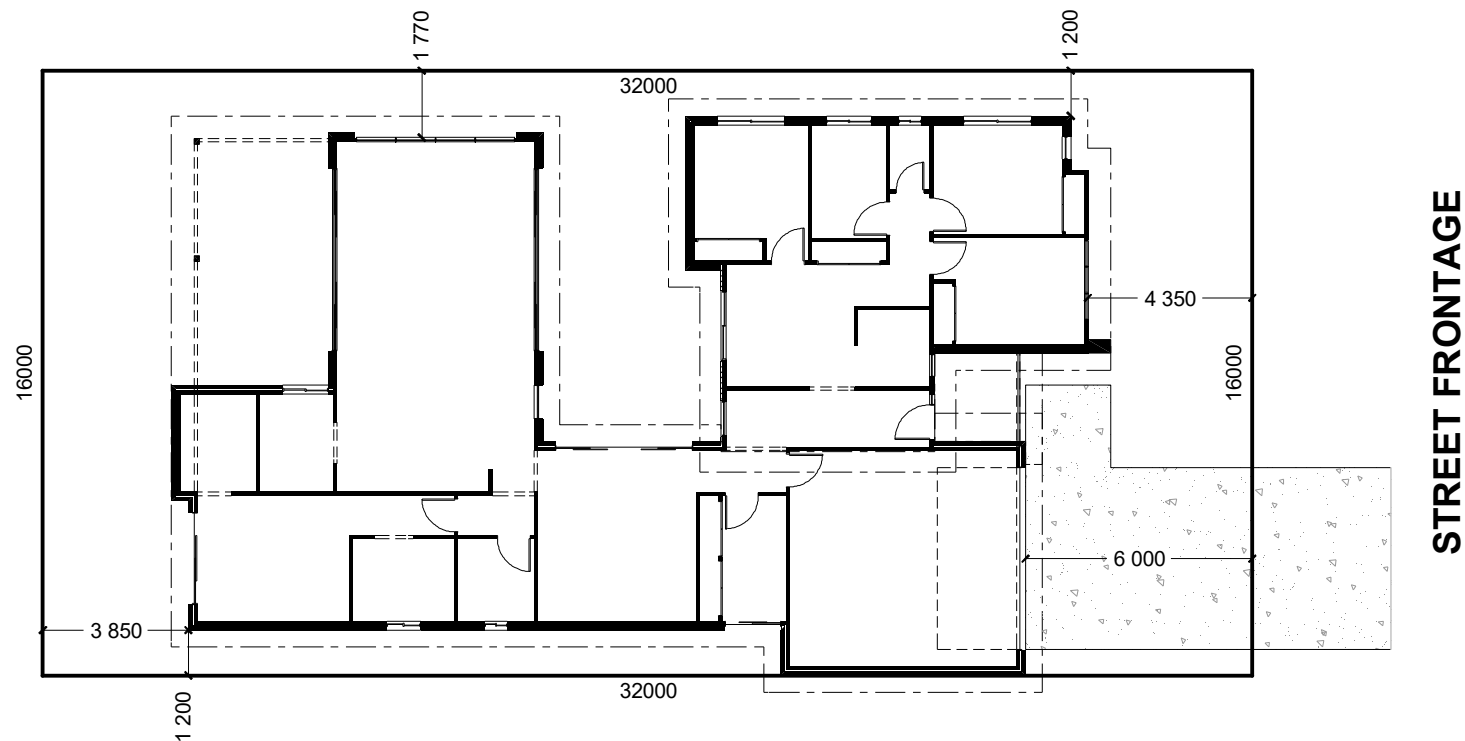
LIVING	210.9 m ²
GARAGE	38.0 m ²
ALFRESCO	24.6 m ²
PORCH	3.9 m ²

Min. Lot Width
16 m - 18 m

PRESENTATION PLAN
Scale 1:100 @A3

G.J. Gardner.

HOMES



INDICATIVE SITE PLAN ONLY. ACTUAL LOT WIDTH, SIZE AND SETBACKS MAY VARY TO SUIT LOCAL REQUIREMENT'S AND MAY REQUIRE A LARGER SITE OR PLAN MODIFICATIONS TO SUIT A PARTICULAR SITE.

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MANDALAY 280

Beach Streetscape

Element Series

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TOTAL FLOOR AREA = 277.4 m²
LIVING 210.9 m²
GARAGE 38.0 m²
ALFRESCO 24.6 m²
PORCH 3.9 m²

Min. Lot Width
16 m - 18 m

SITE PLAN
Scale 1:200 @A3

G.J. Gardner.
HOMES



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Beach Streetscape

Element Series

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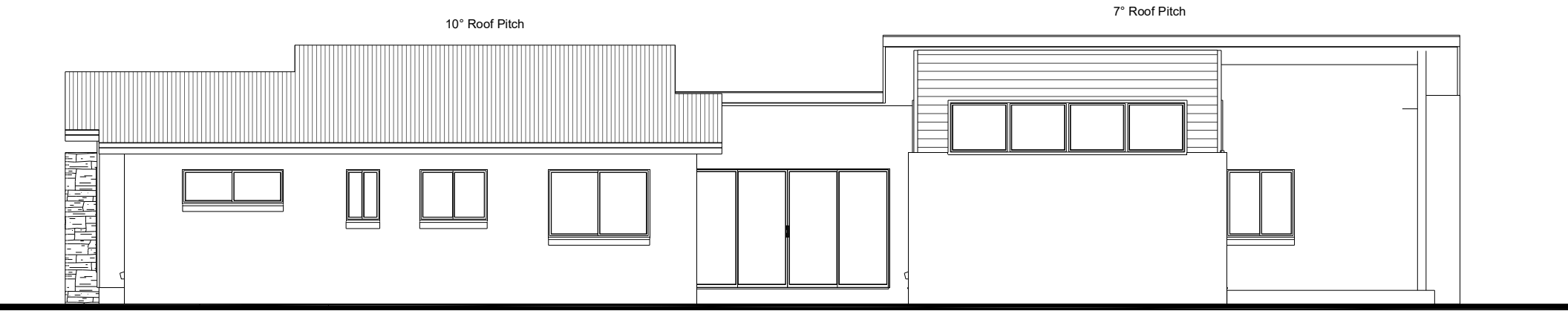
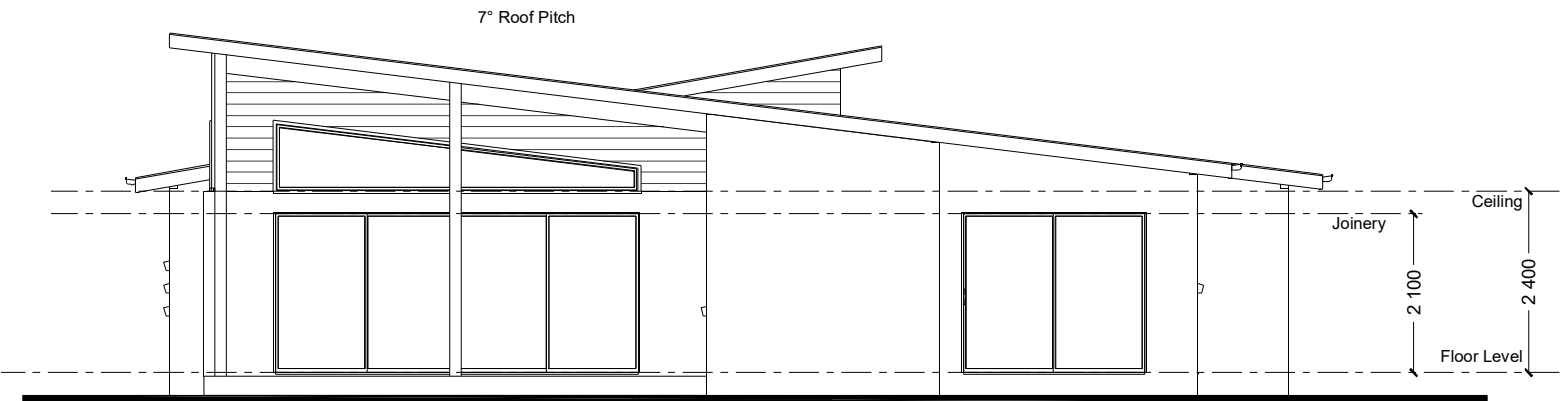
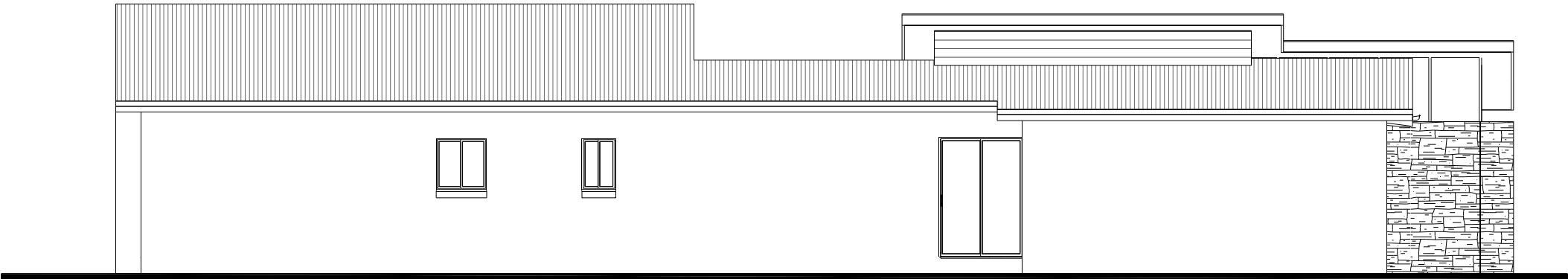
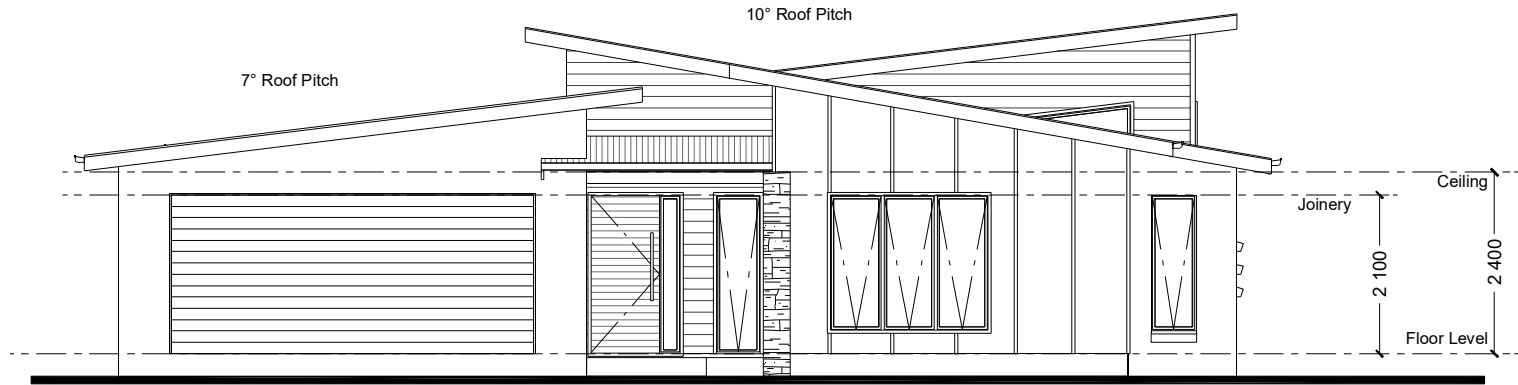
TOTAL FLOOR AREA = 277.4 m²

LIVING 210.9 m²
GARAGE 38.0 m²
ALFRESCO 24.6 m²
PORCH 3.9 m²

Min. Lot Width
16 m - 18 m

FLOOR PLAN
Scale 1:100 @A3

G.J. Gardner.
HOMES



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MANDALAY 280

Beach Streetscape

Element Series

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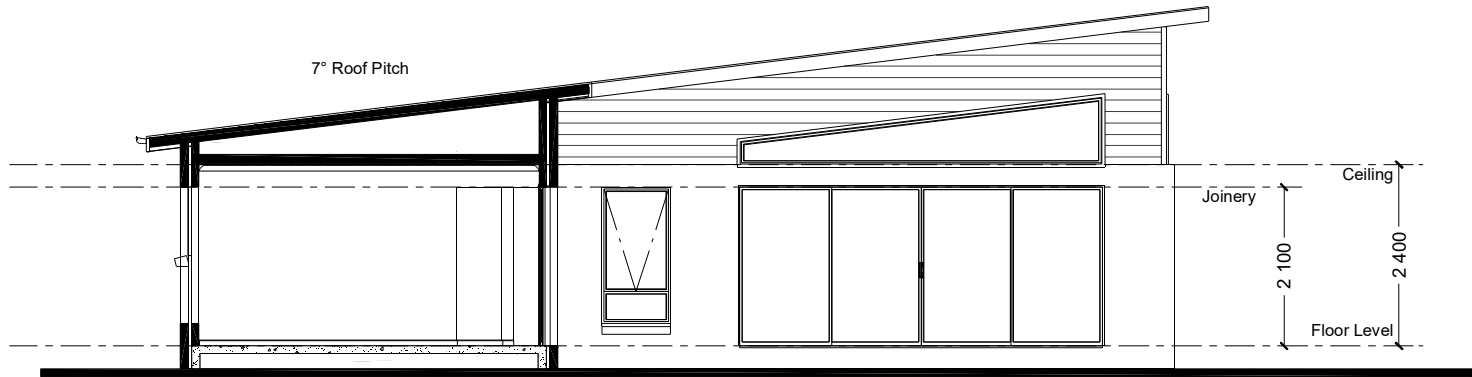
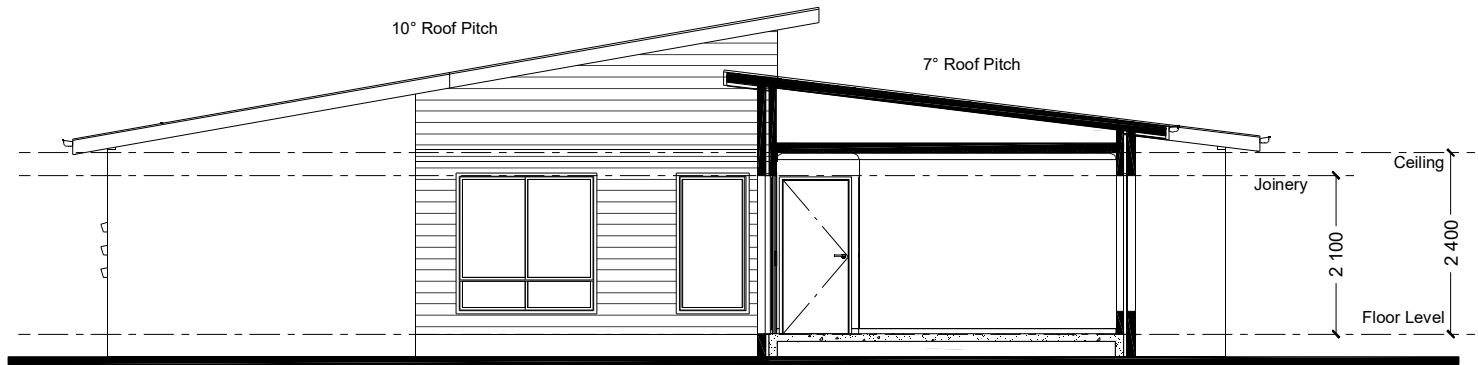
LIVING	210.9 m ²
GARAGE	38.0 m ²
ALFRESCO	24.6 m ²
PORCH	3.9 m ²

Min. Lot Width
16 m - 18 m

ELEVATIONS
Scale 1:100 @A3

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Beach Streetscape

Element Series

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TOTAL FLOOR AREA = 277.4 m²

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LIVING 210.9 m²
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PORCH 3.9 m²

Min. Lot Width
16 m - 18 m

SECTIONS
Scale 1:100 @A3

G.J. Gardner.
HOMES

ELECTRICAL LEGEND

NOTE:
ALL ELECTRICAL WORK MUST
BE COMPLETED TO THE
RELEVANT AUSTRALIAN
STANDARDS AND THE
NATIONAL CONSTRUCTION
CODE OF AUSTRALIA.

LIGHTING *EEF (denotes energy efficient light fittings)

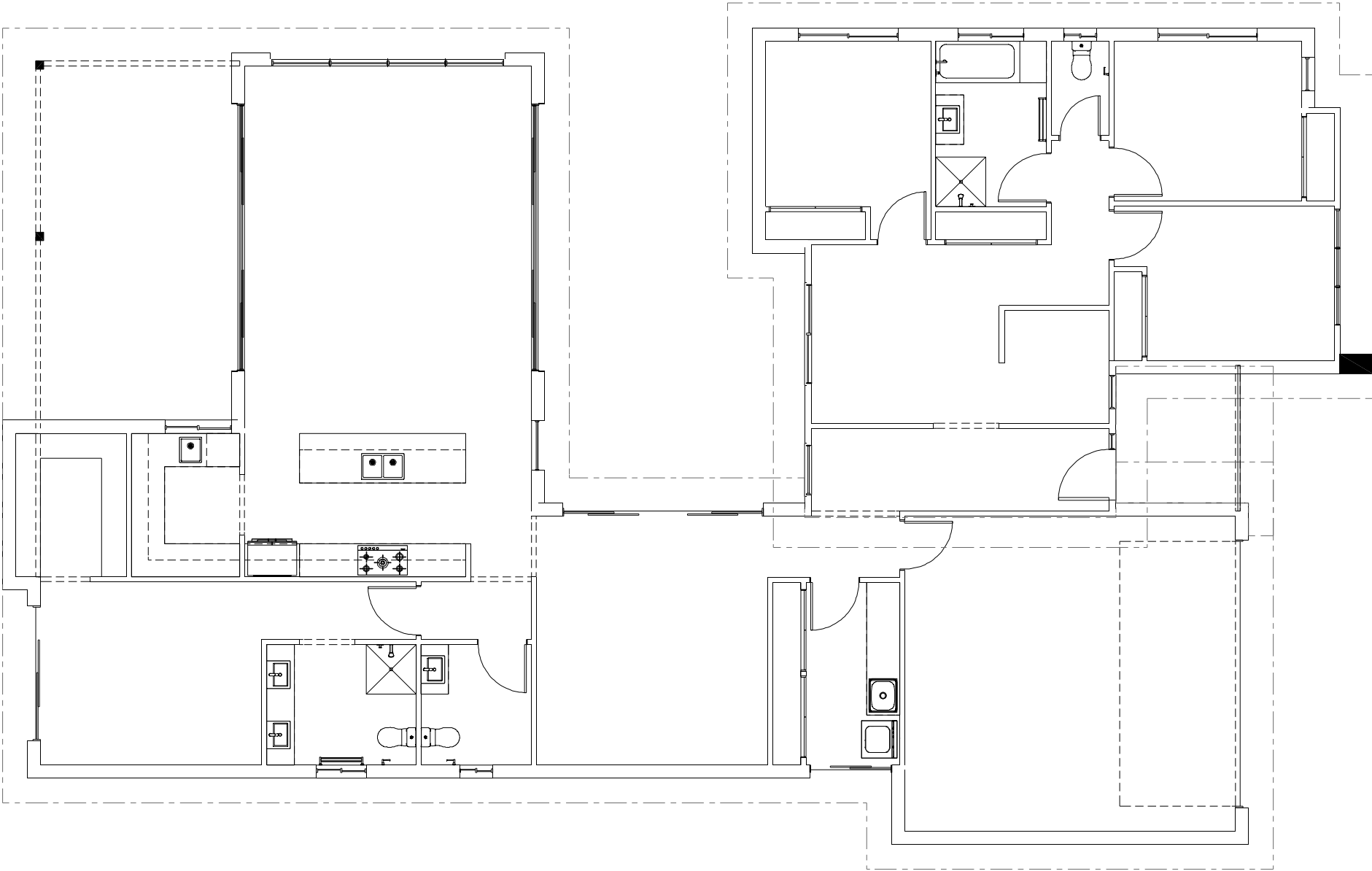
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

POWER

	Quad Power Point	-	-
	Single Power Point	-	-
	Double Power Point	-	-
	Double W/Proof Power Point	-	-
	Single W/Proof Power Point	-	-
	T.V. Point	-	-
	Phone Point	-	-
	T.V Antenna & Booster inc. SGPO	-	-
	Dishwasher Point	-	-
	Rangehood Point	-	-
	Microwave Point	-	-
	Oven Point	-	-
	Cook Top Iso point	-	-

MISCELLANEOUS

	Exhaust Fan	-	-
	Ceiling Fan (stainless steel)	-	-
	Ceiling Fan & Light (white) *EEF	-	-
	Meter Box	-	-
	Hot Water Service	-	-
	Smoke Detectors	-	-
	Dimmer Switch	-	-
	Two Way Switch	-	-
	A/C Condensor Iso Point	-	-



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MANDALAY 280 Beach Streetscape	CONCEPT	8/01/2024	TOTAL FLOOR AREA = 277.4 m ²		Min. Lot Width	ELECTRICAL PLAN		G.J. Gardner. HOMES
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Element Series								